

HISTORIC DISTRICT COMMISSION

Meeting Minutes

February 9, 2009

CALL TO ORDER:

Kathleen Eriksen, Chairperson called the meeting to order at 4:00 p.m.

ROLL CALL:

Members Present:	Kathleen Eriksen	Doug Sofia
	Glen Harris	Laurie Sullivan
	Jan Hatch	Kurt Thornton
	Heather Lane-Fowler	Susan Baldwin (Commission Liaison)

Staff Present: Glenn Perian, Senior Planner, Planning & Community Development
Kim Tuck, Chief Building Official, Inspections
Leona Parrish, Administrative Assistant, Planning

ADDITIONS / DELETIONS TO AGENDA: Add 124 W. Manchester Street to New Business for a request to demo fire damaged garage. (Note: This property had previously been approved by HDC to repair, but was found to be too costly for property owners).

APPROVAL OF PREVIOUS MINUTES:

Motion was made by Mr. Kurt Thornton to approve the minutes from December 8, 2008 meeting; Seconded by Ms. Jan Hatch, all in favor minutes approved as presented.

CORRESPONDENCE: Invitation to the 150th City of Battle Creek Celebration; Photo from Kurt Thornton of City of Battle Creek in 1800's; Article from Mr. Kurt Thornton from "This Old House" regarding 161 Oaklawn; information from Mr. Kim Tuck regarding properties on agenda to be demolished.

OLD BUSINESS: None

NEW BUSINESS:

255 Calhoun Street

Mr. Glenn Perian stated this property was not within a Historic District, but is on the historic register as a Historic Place. He stated that Mr. Osborn, Community Action Agency, was here as a curtesy to share the work that the Community Action Agency will be doing on this property.

Mr. Dan Osborn, C.A.A., provided a copy of the revisions previously submitted of the specs for the work being done. Said they would like to add vinyl siding instead of exterior paint; they submitted to the State of Michigan to see if this would be allowed and are still unclear if the State will approve. Said they also want to install vinyl replacement windows.

The Historic Commission thanked Mr. Osborn for attending the meeting today and providing the information regarding the work they would be doing for 255 Calhoun Street.

Mr. Kim Tuck was present to speak on behalf of the City of Battle Creek regarding the request to demolish (8) properties noted on the Agenda. He provided an explanation:

Mr. Kim Tuck stated MSHDA is giving 1.95 Million in grants for the demolitions. Said approximately 100 - 120 properties are all within 1.3 mile radius of downtown. The property owners will be responsible for the cost of the demolition and will have a lien placed against the properties for the amount used from the grant monies given to the city. They all fall under the Blight and Dangerous Buildings recognized in the City of Battle Creek.

Mr. Doug Sofia asked about the salvaging of any of the properties. Mr. Tuck stated it falls under the contractor's discretion to salvage anything. Said the salvage rights go to the contractor per the contract agreement as sometimes the cost is less because of what they can salvage.

Ms. Kathleen Eriksen asked if the City of Battle Creek have a program where they acquire properties for \$1.00. Mr. Tuck said no, tax reverted properties go back to the County.

92 W. Manchester Street: Stated they requested a warrant to search this property and that the police department recommend they have a police escort when it is to be done. (Have not done yet). Mr. Tuck stated he recommends they might want to table until they get more information.

161 Oaklawn Avenue: Said this property has the most architectural design and that because of the materials used to build it is very costly to heat, that it had many short term occupants possibly due to the high cost to heat. Said it has been vacant for 10 years or more and would be a large house to renovate and has been vandalized with a lot of the electrical wiring removed.

MOTION: MADE BY MS. KATHLEEN ERIKSEN TO TABLE THE DEMOLITION FOR PROPERTY LOCATED AT 92 W. MANCHESTER ST.; SUPPORTED BY MR. KURT THORNTON.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO TABLE.

225 N. Washington Ave.: Mr. Kim Tuck stated they did not have photos of this property. Said there have not been any permits pulled or work done for any improvements to this property since the tax sale to the County in 2008 for \$800 dollars.

Ms. Laurie Sullivan asked for additional time in order for her to research and look at other options for 161 Oaklawn Avenue and 225 N. Washington Avenue.

MOTION: MADE BY MS. LAURIE SULLIVAN TO TABLE THE DEMOLITION FOR PROPERTY LOCATED AT 161 OAKLAWN AVE. AND 225 N. WASHINGTON AVE.; SUPPORTED BY MS. KATHLEEN ERIKSEN.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO TABLE.

Ms. Kathleen Eriksen stated there are a few properties owned by St. Philip Church that are currently in bad condition and needing to be demolished. They are looking to do a community garden, etc. Said she would forward the addresses Mr. Glenn Perian and Mr. Kim Tuck to see if they fit in the criteria.

Mr. Tuck stated there are a few properties that are targeted for rehab, but he is not involved in that process, only those to be demolished.

22 Seedorf Street: Mr. Kim Tuck stated this property had a fire and that the owner wanted to rebuild but is elderly and does not have the funds. Said it currently has no heat or electricity at this residence.

141 Seedorf Street: Mr. Tuck stated the back portion of this property is gone.

349 W. VanBuren Street: Mr. Tuck stated the owner had signed a consent that approved it to be demolished.

72 N. Wood Street: Mr. Tuck stated this property was in the Adventist Village and is in bad condition. Said they had already had plans and wished for it to be demolished.

15 Walter Avenue: Mr. Tuck stated the owner is deceased and the property had a significant water leak in the basement and currently has a covering of thick ice.

MOTION: MADE BY MR. GLEN HARRIS TO APPROVE THE DEMOLISHION OF 22 SEEDORF ST., 141 SEEDORF ST., 349 W. VANBUREN ST., 15 WALTER AVE., AND 72 N. WOOD ST. AS SUBMITTED; SUPPORTED BY MR. KURT THORNTON.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

124 W. Manchester Street: Property owner is asking for approval to demolish the detached garage. Note they had previously been given approval by the Historic District to renovate and repair the fire damaged garage.

Mr. Kim Tuck stated before the repair of the roof could be done the contractor stated the brick would need to be repaired in order to support the new roof.

Ms. Alison LaGrand-Jackson was present on behalf of her mother Ms. Nina LaGrand (owner); said that they are asking to demolish this detached garage as it was discovered to be too costly for them to repair from the damage done by the fire. She noted it was a small garage and not worth the amount they are asking to repair for the size of the garage. Said they would like to possibly purchase a shed to put in its place.

Mr. Perian asked what type of shed they were considering, that it would need HDC approval. Ms. LaGrand-Jackson stated it was one that can be purchased from a store for lawn items, etc. Said if it needed the HDC's approval they would not purchase one.

MOTION: MADE BY MS. KATHLEEN ERIKSEN TO APPROVE THE DEMOLISHION OF DETACHED GARAGE LOCATED AT 124 W. MANCHESTER STREET AS SUBMITTED; SUPPORTED BY MR. KURT THORNTON.

ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.

PUBLIC COMMENTS: None

COMMENTS FROM COMMISSION MEMBERS AND STAFF:

Ms. Laurie Sullivan asked what if someone where to drive by a property and they had put a shed up without permission. Mr. Kim Tuck stated they would be required to seek approval from the Historic District Commission.

ADJOURNMENT:

Motion made by Ms. Kathleen Eriksen; second by Mr. Kurt Thornton to adjourn this meeting. Meeting was adjourned at 4:46 p.m., all in favor none opposed.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department